Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	11 Delhi Street, Bentleigh VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $1,415,000

Median sale price

Median price $1,700,000 Property Type House Suburb Bentleigh

Period - From 02/06/2025 to 01/12/2025 Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
34 Wards Grove Bentleigh East VIC 3165	$1,350,000	29/11/2025
3 Gilmour Road Bentleigh VIC 3204	$1,400,000	25/08/2025
37 Celia Street Bentleigh East VIC 3165	$1,430,000	23/10/2025

This Statement of Information was prepared on: 03/12/2025